

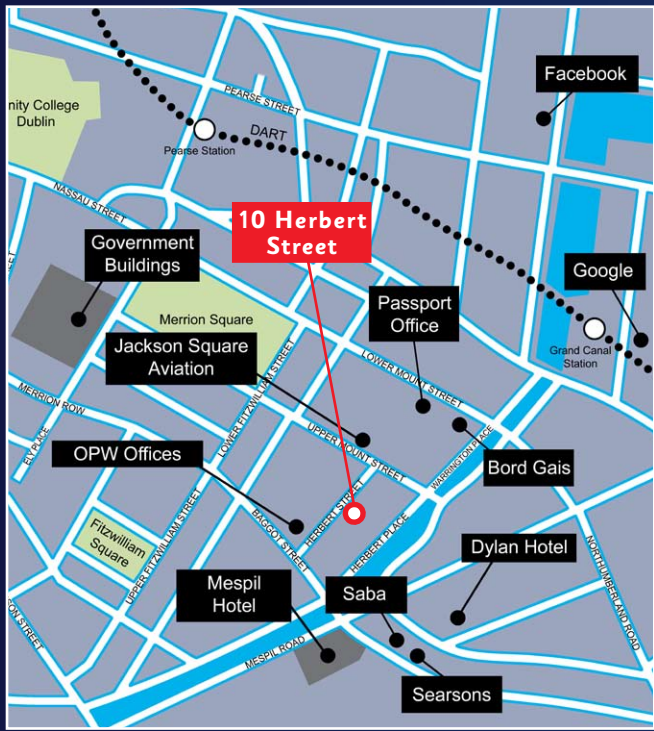


Second Floor Offices,
10 Herbert Street,
Dublin 2

Well Presented Offices
c. 49.7sq.m. / 535sq.ft.

BER EXEMPT





Location:

No. 10 Herbert Street enjoys a prominent and commanding position just off Baggot Street which is close to a host of amenities including many professional bodies located within the immediate vicinity.

The area is well served by public transport with the DART at Pearse Street, Luas at St Stephen's Green and numerous bus routes.

An office space that matches the fitting address. Positioned amongst a number of professional and well-established organisations that call Herbert Street their Headquarters.

Description:

The property comprises of a very well presented Second Floor Office which extends to a Net Internal Area of c.49.7 sq.m. (535 sq.ft.). The space provides for three offices which have all the charm and character one would expect from a period building including period features, attractive fireplace and large sash windows allowing a flow of natural light into the office. The existing fit out includes a Network Cabling System throughout with floor boxes wired for power and data.

Accommodation:

Total Net Internal Floor Area:	Sq.m.	Sq.ft.
Second Floor	49.7	535

Lease:

New lease term available.

BER:

Exempt. (Protected Structure)

Rent:

On Application.

Viewing:

By appointment only with sole agents Finnegan Menton
Contact David Rowe on 01 614 7900



17 Merrion Row, Dublin 2, Ireland | T + 353 (0) 1 614 7900 | WWW.FINNEGANMENTON.IE | Licence Number 001954

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